



City of Huntington Beach Planning Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Jill Arabe, Planning Aide 
DATE: August 12, 2008

SUBJECT: APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF CONDITIONAL USE PERMIT NO. 07-047 (RALPH'S RECYCLING CENTER)

APPLICANT/

APPELLANT: Enrique Vazquez, Sloan Vazquez, LLC, 1231 E. Dyer Rd., Santa Ana, CA 92705

PROPERTY

OWNER: Bruce Cowgill, Western Realty, 2760 E. Spring St. Suite 200, Long Beach, CA 90806

LOCATION: 10081 Adams Ave., 92646 (northeast corner of Adams Avenue and Brookhurst Street – Beachmont Plaza)

STATEMENT OF ISSUE:

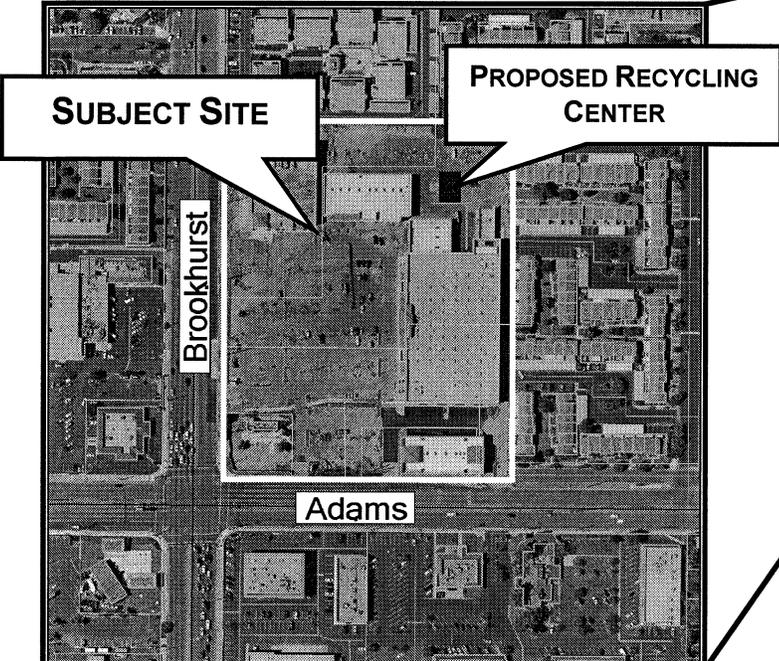
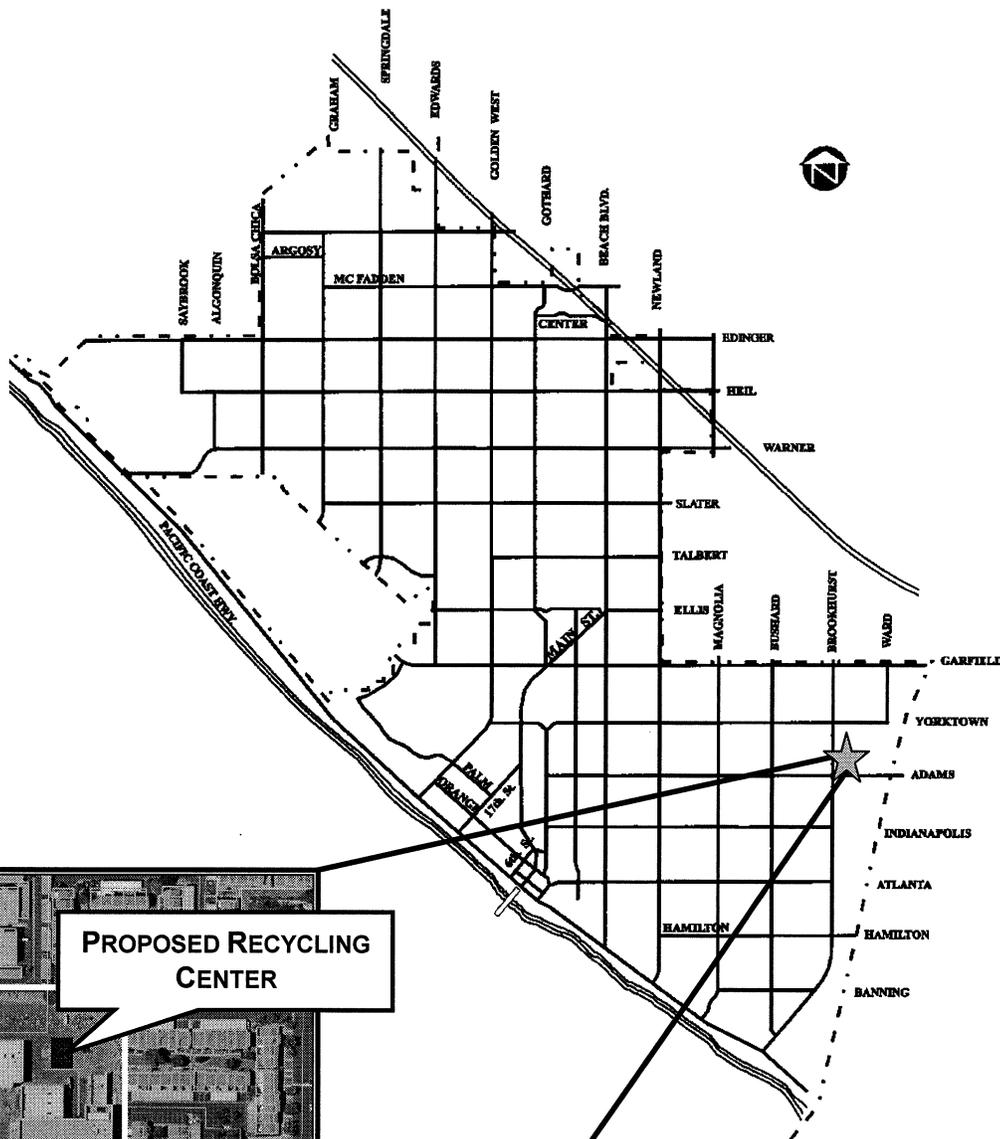
- ◆ Conditional Use Permit No. 07-047 requests:
 - To permit the establishment of a 498 square foot prefabricated recycling center as an accessory use within an existing commercial shopping center parking lot.

- ◆ Staff's Recommendation:
Deny Conditional Use Permit No. 07-047 based upon the following:
 - The proposed recycling center will be detrimental to the general welfare of persons in the vicinity and to improvements in the neighborhood.
 - The proposed recycling center is incompatible with surrounding uses.
 - The proposed recycling center will adversely affect the General Plan.

RECOMMENDATION:

Motion to:

“Deny Conditional Use Permit No. 07-047 with findings for denial.”



VICINITY MAP
CONDITIONAL USE PERMIT NO. 07-047
(RALPH'S RECYCLING CENTER – 10081 ADAMS AVENUE)

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

- A. “Approve Conditional Use Permit No. 07-047 with findings and conditions of approval.”
- B. “Continue Conditional Use Permit No. 07-047 and direct staff accordingly.”

PROJECT PROPOSAL:

Conditional Use Permit No. 07-047 represents a request to permit the establishment of recycling operation as an accessory use within an existing commercial shopping center parking lot pursuant to Section 230.44 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

The proposed recycling facility is located at an existing commercial shopping center at the northeast corner of Adams Avenue and Brookhurst Street. The facility is proposed behind the commercial buildings, at the northeastern parking lot of the subject site. It is approximately 130 feet from the northern and eastern property lines abutting multi-family residential. The 498 square foot prefabricated portable recycling facility occupies four parking spaces. The facility is composed of two enclosed storage containers behind a portable storefront (modified container designed with a gable roof). The hours of operations are between 8:00 AM and 4:30 PM daily with one attendant to receive, weigh, and store recyclables. Reverse vending machines, located at the front of the structure, will operate daily between 7:00 AM and 11:00 PM. The recyclables may only consist of glass, plastic, and aluminum beverage containers. There are no compactors or power-driven equipment to crush the recyclables on-site.

The California Beverage Container Recycling and Litter Reduction Act (AB 2020) creates opportunities for efficient and large-scale recycling of beverage containers by providing financial incentives and convenient return facilities to consumers. As a result, convenience zones are established within a one-half mile radius of a supermarket. If no recycling facility is within the radius, the store is considered underserved. Underserved stores are required to either: 1) establish a certified recycling center 2) redeem all empty beverage containers at all open cash registers within the store or 3) pay a \$100 fine per day to the State. Initially, convenience zones were areas with a two-mile radius and have since decreased to a one-half mile radius. The Ralph’s supermarket has thus been put on notice by the State of California that the property is underserved.

Background:

The subject site was approved for development in 2002 and included a Ralph’s Supermarket, CVS Pharmacy, and other retail uses. The project involved a conditional use permit for the construction of new buildings, a façade remodel of the entire shopping center, compact sized parking spaces and reduced parking ratios for warehouse space in the Ralph’s and CVS stores. Variances were permitted for a reduced landscape planter width and a building height of 25 ft. in lieu of a maximum allowed height of 18 ft. within 45 feet of a residential district. The site was renovated throughout with landscape improvements, architectural building upgrades, and the enhancement of perimeter block walls adjacent to the multi-family residential uses.

Zoning Administrator Action:

Conditional Use Permit No. 07-047 was scheduled before the Zoning Administrator on May 28, 2008. Prior to the public hearing, staff received seven phone calls, 27 citizen inquiries, and 24 letters opposing the establishment of the recycling center for reasons of potential noise and odors, creation of traffic through existing residential neighborhoods to access the site, and increased pedestrian/vehicular traffic within close proximity to adjacent residences.

The applicant and nine residents were present at the May 28, 2008 Zoning Administrator meeting. The applicant spoke in favor of the request and noted that alternate locations in front of the shopping center were considered, however the property owner would not allow the facility to be located along the street frontage. The residents spoke in opposition citing reasons as addressed in their letters and phone calls. The Zoning Administrator continued the item for staff to obtain formal comments from the Police Department regarding the issues identified by the residents, to inquire from the Building & Safety Department if the gate along the eastern property line can be locked and still meet ADA requirements, and for the applicant to consider any enhanced noise attenuation for the recycling center.

On June 4, 2008, staff presented the information requested by the Zoning Administrator at the previous meeting. The communication received from the Police Department (PD) stated that the presence of a recycling center would increase the number of transients who visit and loiter at the shopping center. PD recalled previous experiences of complaints with transients loitering at other shopping centers. PD suggested that the property owners and tenants be conscious to the establishment of a recycling center attracting a transient population which may deter customers. The Building & Safety Department conveyed that if the gate along the property line is accessible for anyone, then it should meet ADA requirements in terms of width and access. ADA requirements may allow the gate to be secured with a lock. Staff received three letters from surrounding residents. The letters addressed concerns with state law requirements and possible conditions of approval to impose on the project if it were approved. The applicant's representative and four residents spoke at the hearing. Based on the findings for denial presented in the staff report, concerns made at the public hearing, and comments from the Police Department, the Zoning Administrator denied the proposed project with findings for denial.

Appeal:

The Zoning Administrator's denial of Conditional Use Permit No. 07-047 was appealed by the applicant for reasons cited in an appeal letter dated June 16, 2008 (Attachment No. 6). The reasons for appeal are listed below:

- The recycling operation is compatible with surrounding uses.
- The recycling operations will not increase noise and traffic.
- A location in front of the building is not an established standard for recycling operations.

Study Session:

The following items are responses to clarify the issues presented during the Planning Commission Study Session meeting on Tuesday, July 22, 2008.

- Assembly Bill (AB) 2020

The goal of AB 2020 is to recycle 80 percent of all aluminum, glass, plastic and other metal beverage containers. It specifies the redemption value of various recyclable containers, sets the processing fees paid to recyclers for recycling costs, establishes the recycling center convenience zones, allocates unredeemed funds to the Community Conservation Corps and recycling-related organizations, and dictates the certification to pay CRV to consumers by the Department of Conservation's Division of Recycling. Beverage containers visibly contribute to litter and are the focus with the establishment of this bill.

Through the enactment of AB 2020, the California Beverage Container Recycling and Litter Reduction Act was added as a division of the Public Resources Code, one of 29 codes that outline California Law. Pursuant to Section 14571 of the Public Resources Code, the establishment of a certified recycling center within a convenience zone is identified with criteria. An exemption to the requirements of Section 14571 may be granted as indicated in Section 14571.8.(b) (Attachment No. 10). Although exemptions are suggested, the final determination is not guaranteed.

- Curbside Recycling programs

A curbside recycling program is another opportunity to recycle and reduce litter; however, it does not meet the requirements of Section 14571 of the Public Resources Code. Curbside recycling programs are available through individual or multiple family residences whereby containers are separated from waste materials. Curbside recycling accepts empty beverage containers from consumers, but does not pay California Refund Value (CRV). In order for the empty beverage containers collected by a registered curbside program to be eligible for payment of CRV, a curbside program would sell the collected materials to a certified recycling center or processor. A curbside program may not pay CRV for recycled beverage containers, whereas a certified recycling center is required to pay CRV.

- Alternate Locations and Parking Matrix

The recycling center would occupy approximately four (4) parking spaces and may be positioned differently (Attachment No. 11). The site was approved with applicable parking ratios to accommodate a proposed mix of commercial uses. As vacant suites would become occupied, the parking matrix would be modified to determine adequate parking. A parking matrix of current uses with the proposed recycling center is provided to demonstrate how code required parking is provided and in compliance with the HBZSO.

- **Similar Recycling Center Locations in City**

Tomra Pacific, Inc. provides a variety of products that enable recovery and recycling of materials. Tomra Pacific, Inc. has three operational certified recycling centers in the City (Attachment No. 12). These recycling centers are similar to the one proposed at Beachmont Plaza.

- **All Tomra Locations**

Recycling centers within the state of California provided by Tomra Pacific, Inc. may be found online at <http://www.replanetusa.com>. There are approximately 250 rePLANET centers currently operating in California and approximately 13 rePLANET centers in or around the City of Huntington Beach.

- **Recycling Centers near Flood Control Channels**

A recycling center was previously located at the former Ralph’s site at the northwest corner of Brookhurst St. and Hamilton Ave. With the site being located in close proximity to the Santa Ana River Channel, the Planning Commission requested locations of other recycling centers near flood control channels (Attachment No. 13). The City has a total of seven recycling facilities. Six of the facilities operate within one mile of a flood control channel.

- **Police Department – Calls for Service**

Although the number of calls received by the Police Department (PD) does not accurately represent their adverse concerns or issues, PD has indicated that a total of 36 calls in three different shopping centers were directly related to the recycling center involving a homeless individual (Attachment No. 9).

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	CG-F1 (Commercial General—0.35 Max Floor Area Ratio)	CG (Commercial General)	Commercial
North and East of the Subject Property	RMH-25 (Residential Medium High Density – 25 du/ac)	RMH (Residential Medium High Density)	Residential
South and West of the Subject Property	CG-F1	CG	Commercial

General Plan Conformance:

The General Plan Land Use Map designation on the subject property is Commercial General. The proposed project is inconsistent with this designation and the policies and objectives of the City's General Plan as follows:

A. Land Use Element

Policy LU 10.1.6 Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular, traffic, visual character, and operational hazards.

The existing commercial buildings are oriented toward the arterial streets. Existing business operations occur inside the buildings and business entrance doors are facing the streets. Noise and traffic are limited at the rear of the buildings to parking and the loading/unloading of trucks for the Ralph's Supermarket. The proposed facility is located behind the commercial buildings and within close proximity to the adjacent residential use. The residences are separated by an eight (8) ft. high block wall with a pedestrian access gate. Based upon a noise study prepared by the applicant, the proposed facility will exceed the maximum allowed threshold of 55 decibels. The proposed project will not protect the abutting multi-family residential properties from potential noise impacts. It will increase activity closer to adjacent residential properties.

B. Noise Element

Objective N 1.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses.

Objective N 1.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise sensitive" uses.

The use will generate more vehicular and pedestrian traffic closer to residential properties. The recycling operations and pickup of storage containers will intensify the noise level.

Zoning Compliance:

This project is located in the Commercial General Zoning District and complies with all the requirements of that zone, including land use and on-site parking requirements. The proposed recycling center will occupy four parking spaces in the existing shopping center parking lot.

Urban Design Guidelines Conformance: Not applicable.

Environmental Status:

The proposed project is Categorically Exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act, which states that the installation of small structures is exempt from further environmental review.

Redevelopment Status: Not applicable.

Design Review Board: Not applicable.

Subdivision Committee: Not applicable.

Other Departments Concerns and Requirements:

The Departments of Building & Safety and Fire have reviewed the proposed project and identified comments and applicable code requirements. The letters have been provided for information purposes only (Attachment No. 3). The Police Department submitted comments as requested per the Zoning Administrator (Attachment No. 4). The Police Department discussed that the presence of a recycling center would increase the number of transients who visit and loiter at the shopping center. To address the Planning Commission’s concerns at the July 22, 2008 study session meeting, the Police Department has provided additional communications investigating previous experiences with the transient population within the vicinity of recycling centers (Attachment No. 9). PD feels that the potential adverse impacts would surpass recycling operation’s benefits. The attraction of transients to recycling centers is imminent. The potential of calls for PD service and for the loss of business to the shopping center may escalate if the recycling center were established.

Public Notification:

Legal notice was published in the Huntington Beach/Fountain Valley Independent on July 31, 2008, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department’s Notification Matrix), the applicant and interested parties. As of August 5, 2008, five letters and three phone calls have been received regarding the proposed project. One of the letters supported the establishment of the recycling center for its convenience and benefits. The other public comments remain opposed to the project (Attachment No. 15).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:

January 15, 2008

MANDATORY PROCESSING DATE(S):

June 13, 2008 (includes 90-day extension)

Conditional Use Permit No. 07-047 was filed on December 20, 2007 and deemed complete on January 15, 2008. The applicant requested a one-time 90-day extension to the mandatory processing time. The Zoning Administrator denied CUP 07-047 on June 4, 2008, in compliance with the mandatory processing

timelines. An appeal was filed by the applicant on June 16, 2008. The application is scheduled for public hearing before the Planning Commission on August 12, 2008.

ANALYSIS:

The primary issues for the Planning Commission to consider in evaluating the proposed project are potential noise impacts to the community, compatibility with surrounding uses, and consistency with the General Plan.

Noise Impacts to the Community

The proposed recycling center has the potential to increase activity along the rear of the commercial buildings. The activity will include both vehicular and pedestrian traffic primarily associated with the normal recycling operations. At the proposed location, the activity will generate noise within approximately 130 feet from the abutting multi-family residential uses. The parking lot area of the subject site, behind the commercial buildings will have the potential to significantly increase with visitors intending to recycle. At this proposed location, the operational and traffic-generated noise will affect the adjacent noise sensitive residential uses.

The applicant submitted two noise studies, received May 9, 2008 and May 21, 2008 (Attachment No. 14). The first noise study analyzed the noise levels at locations closer to the arterial streets, one near Brookhurst Street and one near Adams Avenue. A second noise study was submitted to demonstrate the existing and projected noise levels in the area near the proposed project. The second study monitored levels along the northern and eastern property lines, HB1a and HB2a, respectively. According to the study, the existing ambient noise level exceeds that allowed by Chapter 8.40 of the Municipal Code at the northern property line. By adding the noise level produced by the proposed recycling facility, the noise level at the northern property will be further exceeded than the maximum allowed 55 decibels. The noise level at the eastern property line will not be exceeded with the addition of the project.

Compatibility with Surrounding Uses

Existing multi-family residential uses are adjacent to the subject site to the north and east. The shopping center currently has no commercial activity within the parking lots. Existing commercial uses are located within buildings. The daily operations of the recycling center will have the potential to be incompatible because it is an outdoor commercial facility located within close proximity to residential uses. It is located in the parking lot behind the existing commercial buildings. The recycling center is not visible from an arterial street.

The proposed recycling center complies with applicable requirements of the HBZSO, including land use and on-site parking requirements. Over the years, the City has approved several requests to allow recycling operations as an accessory use within existing commercial center parking lots. Such requests were reviewed and approved based on compliance with the objective criteria contained in the HBZSO and findings that the proposed use is consistent with the applicable requirements of the Commercial General zoning designation. Previously approved recycling operations, as accessory uses, have been primarily located in the parking lots fronting an arterial street.

Consistency with the General Plan

The proposed recycling center is inconsistent with the Commercial General land use designation and the policies and objectives of the City's General Plan. The proposed project will not protect the abutting residential properties from potential noise impacts. The recycling center at the proposed location will adversely impact the surrounding noise sensitive uses by generating increased activity in an existing area of the parking lot with limited traffic and human activity.

Appeal

The Zoning Administrator's denial of CUP No. 07-047 was appealed by the applicant. An analysis of the appeal issues is outlined below:

◆ *Compatibility with Surrounding Uses*

The applicant states that the recycling center is compatible with surrounding uses because it is permitted as an accessory use to a supermarket. Although the HBZSO permits the accessory use, the request is subject to a conditional use permit which requires findings for compatibility with surrounding uses and the General Plan. The surrounding residents have submitted letters of opposition resisting the establishment of the recycling center within close proximity to their homes. The Police Department has indicated that the presence of a recycling center will add to an increase in the number of homeless and transient people who visit and loiter at the shopping center. The Police Department also commented that the center owners should have a good understanding that the recycling center may have an adverse impact on the businesses in the center. The businesses may lose customers who do not want to be confronted by panhandlers and homeless people.

◆ *Concern regarding traffic and noise*

The applicant asserts that there will be minimal additional traffic because patrons to the shopping center will bring their recyclables on the same shopping trip. Although there is a parking lot located at the rear of the commercial buildings, vehicular traffic and human activity is limited. The establishment of the recycling center at the proposed location will redirect traffic from the front of the shopping center to the rear. The activity within close proximity to the residential uses is incompatible with the existing commercial businesses in the shopping center.

The applicant states that the recycling operations will not intensify the noise level because the submitted noise study shows that it will not increase. The noise study demonstrates that the existing ambient noise level is exceeded at the northern property line but not at the eastern property line. By adding the recycling operation noise to the existing ambient noise, the decibel level is further exceeded at the northern property line but not at the eastern property line. The study demonstrates that the difference in decibels is barely perceptible. Although the numeric decibel difference may be barely perceptible to the human ear, the sounds and resonance of recyclables are identifiable.

◆ *Concern with location of recycling operations*

The applicant states that a location in the front of the building is not an established standard for recycling operations but that a location should be determined based on the convenience for all parties. Previously approved recycling operations as accessory uses to existing shopping centers are primarily located along an arterial street when abutting residential uses. The recycling operations may pose a nuisance impact because of its close proximity to the surrounding noise-sensitive residential uses.

ATTACHMENTS:

1. Suggested Findings for Denial – CUP No. 07-047
2. Narrative and Plans dated December 20, 2007
3. Code Requirements Letter – CUP 07-047 dated January 30, 2008
4. Police Department comments dated May 28, 2008
5. Zoning Administrator Notice of Action – CUP No. 07-047 dated June 4, 2008
6. Zoning Administrator minutes dated May 28, 2008 and June 4, 2008
7. Applicant's appeal letter dated June 16, 2008
8. Letters of opposition
9. Police Department comments received July 25, 2008
10. Public Resources Code Section 14571 and 14571.8
11. Alternative Locations and Parking Matrix
12. Similar Recycling Center Locations in the City
13. Recycling Center Locations near Flood Channels
14. Noise Studies received May 9, 2008 and May 21, 2008
15. Public Comments received after July 22, 2008
16. Applicant's follow-up comments received August 4, 2008

SH:HF:RT:JA:lw

ATTACHMENT NO. 1

SUGGESTED FINDINGS FOR DENIAL

CONDITIONAL USE PERMIT NO. 2007-047

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15303 of the CEQA Guidelines, because the project involves the installation of a portable accessory structure not exceeding 500 square feet.

SUGGESTED FINDINGS FOR DENIAL – CONDITIONAL USE PERMIT NO. 2007-047:

1. Conditional Use Permit No. 2007-047 for the establishment, maintenance and operation of a portable beverage-recycling center as an accessory use within an existing commercial shopping center will be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The portable recycling center is proposed to be located at the northeast corner of the subject site behind the existing commercial buildings. The facility will increase operational and traffic-generated noise along the rear of the existing buildings during normal business hours of operation. The location of the proposed facility is approximately 100 feet from the adjacent residential district to the north and east of the subject site. The adjacent residential uses are not sufficiently buffered from potential noise impacts resulting from customer drop-off of recyclable materials and normal operation of the facility. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
2. The conditional use permit will not be compatible with surrounding uses because the proposed use is an outdoor commercial facility within close proximity of residential uses. The recycling operations will occur and be oriented away from street frontages, which is inconsistent with the existing uses in the shopping center. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
3. The granting of the conditional use permit will adversely affect the General Plan. It is not consistent with the following goals and policies of the General Plan:

A. Land Use Element

Policy LU 10.1.6 Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular, traffic, visual character, and operational hazards.

The existing commercial buildings are oriented toward the arterial streets. Existing business operations occur inside the buildings and business entrance doors are facing the streets. Noise and

traffic are limited at the rear of the buildings to parking and the loading/unloading of trucks for the Ralph's Supermarket. The proposed facility is located behind the commercial buildings and within close proximity to the adjacent residential use. The residences are separated by an eight (8) ft. high block wall with a pedestrian access gate. Based upon a noise study prepared by the applicant, the proposed facility will exceed the maximum allowed threshold of 55 decibels. The proposed project will not protect the abutting multi-family residential properties from potential noise impacts. It will increase activity closer to adjacent residential properties.

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The use will generate more vehicular and pedestrian traffic closer to residential properties. The recycling operations and pickup of storage containers will intensify the noise level.

SloanVAZQUEZ_{LLC}

Municipal Solid Waste & Recycling Advisors

November 26, 2007

Zoning Administrator
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Re: Project Description for Tomra Pacific, Inc. RePlanet Beverage Container Redemption and Buyback Center located at 10081 Adams Blvd.

This is to serve as the Project Description for this Project.

The Recycling Center is a Pre-fabricated unit with a foot print of 498 square feet. The unit consists of two fully enclosed storage containers that fit into a building façade that serves as the front of the Center. At the front, the Center is also equipped with two Reverse Vending Machines. The unit is skid-mounted and moveable with a standard roll-off type vehicle. It is not a mobile recycling unit.

The Recycling Center will be open Monday through Sunday from 8:00 am to 4:30 pm. During operating hours, the center is staffed with an attendant who receives, weighs and stores the recycling materials. It allows convenient assessable means for returning used beverage containers for redemption at the same location that they are purchased. Clients are given a voucher redeemable for food or cash at the Ralph's supermarket. The Reverse Vending Machines will operate from 7 am to 11 pm. The recycling center will only accept glass, plastic and aluminum beverage containers. The recycling center will be maintained in a tidy manner.

No recyclables are crushed on site and no compactors are used. All recyclable materials will be stored in containers and secured inside the facility. No power-driven equipment is used at the site except for the Reverse Vending Machines. The recycling center occupies four parking slots and does not reduce the area of required landscaping. The recycling center is established in conjunction with a permitted commercial use; a Ralph's supermarket.

Cordially,



Robert Martinez
Sloan Vazquez, LLC

City of Huntington Beach

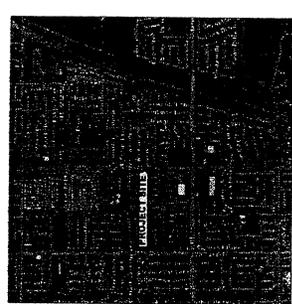
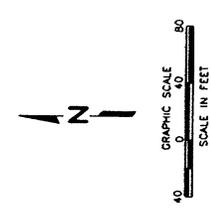
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Office: 714.241.7903 • Fax: 714.276.0625 • info@sloanvazquez.com

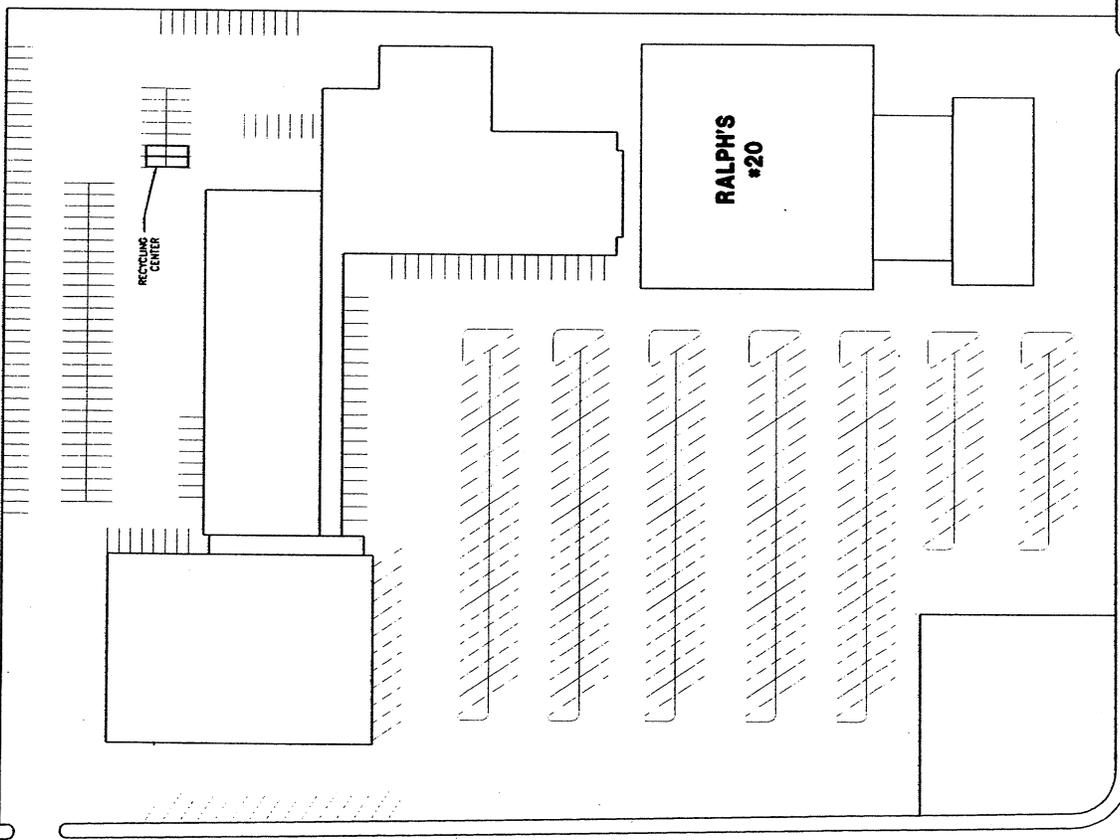
ATTACHMENT NO. 2.1

CLIENT: TOMRA NORTH AMERICA 180 RIVIER CIRCLE CORONA, CALIFORNIA 92626		PROJECT TITLE: RALPH'S MARKET #20 2001 ADAMS BLVD HUNTINGTON BEACH, CALIFORNIA	
SHEET TITLE: SITE PLAN	NO.	REVISION	DATE
DATE: 11-28-2007		SCALE: 1/8" = 1'-0"	
DRAWING NO. 101		DRAWING NO. 2	

StoanVAZQUEZ LLC
 Municipal Solid Waste & Recycling Advisors
 1231 E. GARDEN AVENUE, SUITE 220, SANTA ANA, CA 92705
 (714) 241-2000 FAX (714) 276-0825
 L. PUENTES
 L. LEONARD



VICINITY MAP



BROOKHURST STREET

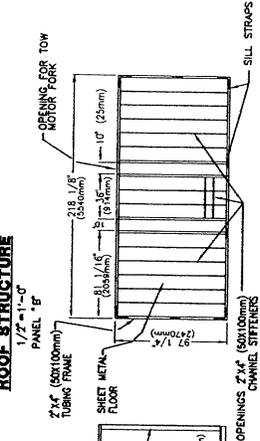
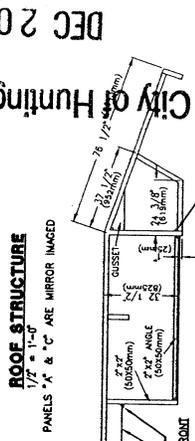
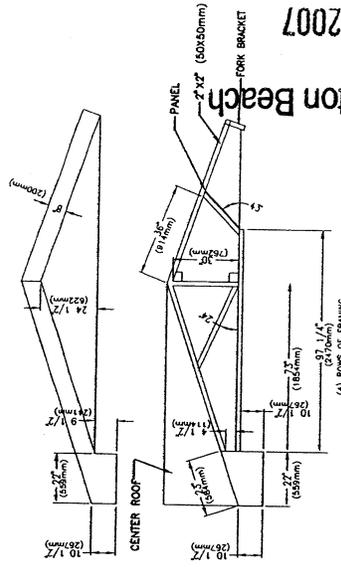
ADAMS AVENUE

City of Huntington Beach

DEC 20 2007

ATTACHMENT NO. 2.2

DATE: 12-18-2007	SCALE: 1/8" = 1'-0"	DRAWING NO: 2 of 2
CLIENT: TORNA NORTH AMERICA 300 JULES GARRETT CORONA, CALIFORNIA 92626	EQUIPMENT SPECIFICATIONS: RALPH'S MARKET #30 HUNTINGTON BEACH, CALIFORNIA	
SHEET TITLE: EQUIPMENT SPECIFICATIONS	PROJECT TITLE: RALPH'S MARKET #30 HUNTINGTON BEACH, CALIFORNIA	
DESIGNER: SLOAN WAZQUEZ LLC Municipal Solid Waste & Recycling Advisors 10000 S. 222nd Street, Suite 200 Burien, WA 98148 PH: 206-835-7200 FAX: 206-835-7201 WWW: SLOANWAZQUEZ.COM	DATE: 12-18-2007	SCALE: 1/8" = 1'-0"



GENERAL NOTES:

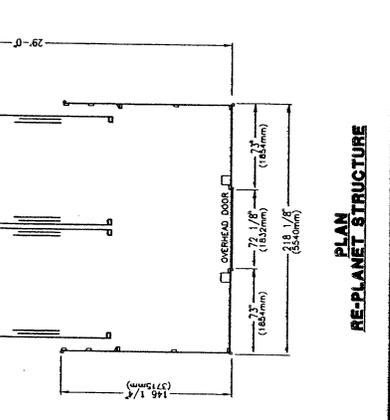
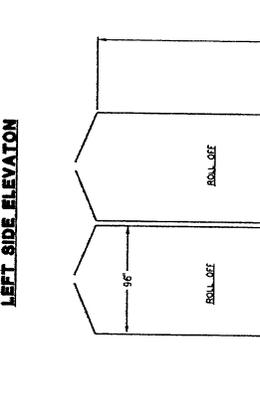
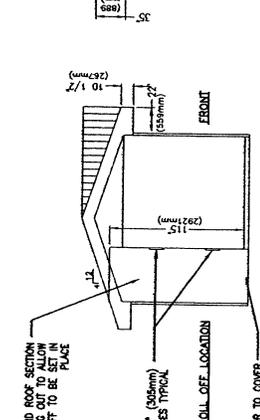
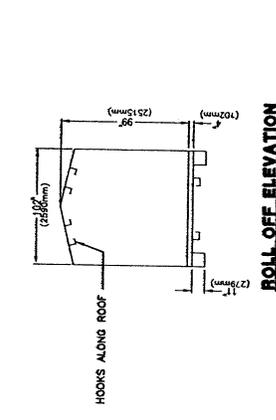
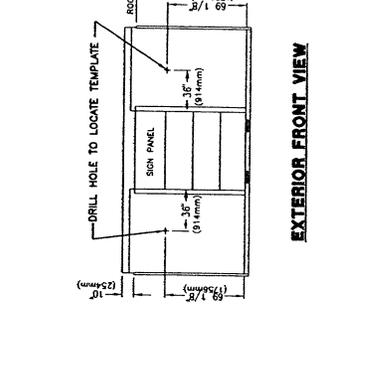
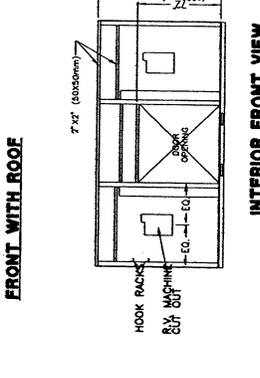
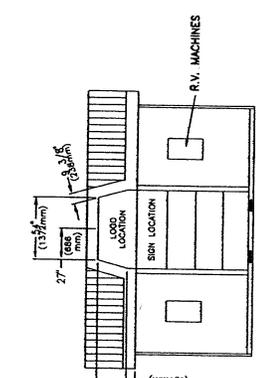
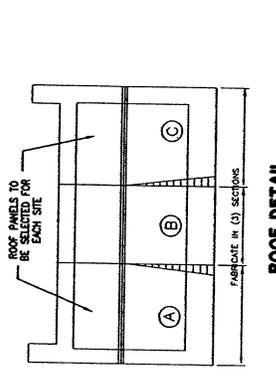
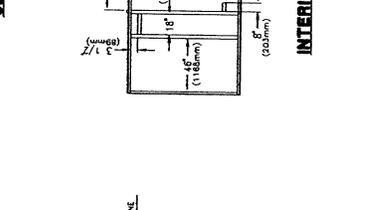
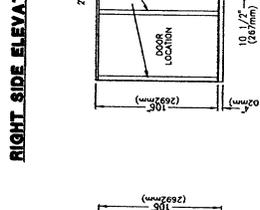
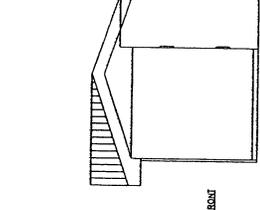
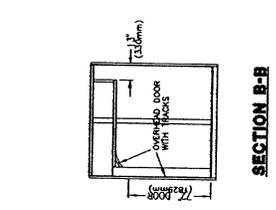
LOADING LOGIC:

- LOADING - EXTERIOR TWO WALL WASHERS - ONE UNDER EACH SIDE - DEEP SHIELDED LIGHTS UNDER ROOF OVERHANG - ONE OVER EACH R.V. LIGHTS UNDER ROOF OVERHANG - ONE OVER EACH R.V. LIGHTS UNDER ROOF OVERHANG - ONE OVER CENTER - ONE OVER REAR HANG ALSO ONE OVER REAR HANG - ONE OVER REAR HANG ALSO ONE OVER LIGHTS SET BEHIND REAR HANG.
- LOADING - INTERIOR TWO INCANDESCENT BULBS MOUNTED WITH PROTECTIVE COVER.

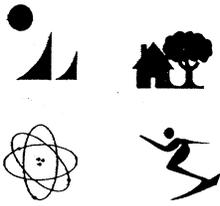
ROOF FRAMING AND ASSEMBLY:

- ROOF FRAMING SHALL BE 2X4'S FOR EASE OF HANDLING.
- ROOF SECTIONS SHALL BE TRUSSES.
- CENTER SECTION TO BE ATTACHED TO ROOF IN FIELD.
- REAR SECTION TO BE MOUNTED TO DOOR FOR REMOVAL OF ROLL UP.
- ROOF 14 GAUGE STEEL WELDED ON TO 2X2 AND 2X3 TUBING.
- ROOF TO SIT ON REPLANET STRUCTURE.

SEAMINGS TO BE APPLIED TO CONTAINER.



12-Engineers 7005-01205372-45 - SLOAN WAZQUEZ (TORNA NORTH AMERICA, Huntington Beach) (dwg Oct 17, 2007 - 12:10pm By 249261)



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

January 30, 2008

Robert Martinez
1231 East Dyer Rd. Ste 225
Santa Ana, CA 92705

**SUBJECT: CONDITIONAL USE PERMIT NO. 07-047 – 10081 ADAMS AVENUE
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Zoning Administrator. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at jarabe@surfcity-hb.org or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

Jill Arabe
Planning Aide

Enclosure

cc: Edward Lee, Building and Safety Department – 714-374-1538
Lee Caldwell, Fire Department – 714-536-5531
Herb Fauland, Planning Manager
Western Realty, 2760 E. Spring St. Suite 200, Long Beach, CA 90806
Project File

ATTACHMENT NO. 3.1



CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 30, 2008
PROJECT NAME: RALPH'S RECYCLING CENTER
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 07-047
PROJECT LOCATION: 10081 ADAMS AVENUE (NORTHEAST CORNER OF BROOKHURST ST. AND ADAMS AVE.)
PLANNER: JILL ARABE, PLANNING AIDE
TELEPHONE/E-MAIL: (714) 374-5357 / JARABE@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A PORTABLE RECYCLING CENTER AS AN ACCESSORY USE WITHIN AN EXISTING COMMERCIAL SHOPPING CENTER PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated December 20, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Zoning Administrator in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan and elevations approved by the Zoning Administrator shall be the conceptually approved design.
2. Prior to submittal for building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. The Planning Director ensures that all requirements herein are complied with. The Planning Director shall be notified in writing if any changes to the site plan, elevations and floor plans are proposed as a result of the plan check process. Building permits shall not be issued until the Planning Director has reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the Huntington Beach Zoning and Subdivision Ordinance.

4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Conditional Use Permit No. 07-047 shall not become effective until the ten calendar day appeal period from the Zoning Administrator's approval of the entitlements has elapsed.
6. Conditional Use No. 07-047 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
7. The Zoning Administrator reserves the right to revoke Conditional Use Permit No. 07-047 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption/Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Zoning Administrator's action.



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JANUARY 21, 2008

PROJECT NAME: RALPH'S RECYCLING CENTER

ENTITLEMENTS: PA NO. 07-0280; CUP NO. 07-047

PROJECT LOCATION: 10081 ADAMS AVENUE, HUNTINGTON BEACH, CA

PLANNER: JILL ARABE, PLANNING AIDE

TELEPHONE/E-MAIL: (714) 536-5357/ jarabe@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE ESTABLISHMENT OF A PORTABLE RECYCLING CENTER AS AN ACCESSORY USE WITHIN AN EXISTING COMMERCIAL SHOPPING CENTER PARKING LOT.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 3, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

- a. **Structure Address Assignment** required. The Planning Department shall review and make an address assignment. The individual structure shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. (FD)
- b. **Commercial Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

- c. **Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648
or through the City's website at www.surfcity-hb.org

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



**CITY OF HUNTINGTON BEACH
BUILDING AND SAFETY DEPARTMENT
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: 01/23/2008
PROJECT NAME: Portable Recycling Center
ENTITLEMENTS: Planning Application No. 07-0280: Conditional Use Permit No. 07-047
(Ralph's Recycling Center)
DATE OF PLANS: December 20, 2007
PROJECT LOCATION: 10081 Adams Avenue (North of Adams Ave., East of Brookhurst St.)
PROJECT PLANNER: Jill Arabe, Planning Aide
PLAN REVIEWER: Edward S. Lee, Plan Checker II 
TELEPHONE/E-MAIL: (714) 374-1538 / elee@surtcity-hb.org
PROJECT DESCRIPTION: To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated 12/20/2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES:

GENERAL:

1. The codes in effect are the: 2007California Building Code ('07CBC), 2007California Plumbing Code ('07CPC), 2007California Mechanical Code ('07CMC), 2007California Electrical Code ('07CEC) and 2007California Energy Efficiency Standards as adopted by the City.
2. Plan submittal documents must include "Conditions of Approval" if applicable.
3. A Certificate of Occupancy application is required for this project.

4. Plans must be prepared and stamped and wet signed by a California licensed Architect and /or Engineer.
5. Electrical permit and inspections will be required for electrical work.
6. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review.

ARCHITECTURAL (GENERAL):

7. Roof covering must meet a listed class "C" or better fire retardant assembly.
8. Justify the required restroom location for the attendant during the business hours on the plan.
9. Show the required exit per chapter 10 of CBC '07. (minimum 3'-0" x 6'-8" door required)
10. All areas of newly designed or newly constructed buildings and facilities shall be made accessible to persons with disabilities as required per chapter 11B, CBC '07.
11. This facility needs to meet the disabled access requirements of the State Building Code © for access if it will be occupied by a person during the business hours.
12. Structural calculations shall be prepared to comply with the CBC 2007.

FEES:

13. For budgeting purposes, the attached chart may be used to estimate the cost of construction fees based on the project valuation. The cost of construction permits required for other departments and trades are not included. Applicability of these project specific fees will be determined by the appropriate agencies upon review of the project.

Note that the fees calculated are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees will be determined when an application is submitted.



ESTIMATED PERMIT FEES

THE FOLLOWING FEES DO NOT INCLUDE ENTITLEMENT PROCESSING FEES AND TRAFFIC IMPACT FEES		
Microfilm/Scanning of Plans	Each sheet of permitted drawings	\$3.78
Scanned Permits	Each Permit issued	\$0.98
STATE OF CALIFORNIA TAX (SMIP)		
Residential	Up to \$5,000 valuation – Fee amount is fixed	\$0.50
	Over \$5,000 valuation – Fee amount is valuation x rate	\$0.0001
Commercial/Industrial	Up to \$2,381 Valuation – Fee amount is fixed	\$0.50
	Over \$2,381 Valuation – Fee amount is valuation x rate	\$0.00021
HUNTINGTON BEACH LIBRARY (714) 960-8836		
Residential: Library Enrichment	Applied to all new development and additions which increase existing sq. ft. by over 50%	\$0.15/sq.ft.
Commercial: Library Enrichment	Applied to all new development and additions – Rate per sq. ft.	\$0.15/sq.ft.
Residential: Library Development	Applied to all new development and additions which increase existing sq. ft. by over 50% (including garage area) – Rate per sq. ft.	\$0.44/sq.ft.
Commercial/Industrial: Library Development	Applied to all new development and additions – Rate per sq. ft.	\$0.04/sq.ft.
HB SCHOOL DISTRICT (714) 536-7521 x250 (Payable directly to HBSD)		
Residential: School District	Applied to new residential development and additions of 500 sq. ft. or more (excluding garage area) – Rate per sq. ft.	\$2.63/sq.ft.
Commercial: School District	Applied to all new development and additions – Rate per sq. ft.	\$0.42/sq.ft.
HB PARK & RECREATION		
Residential	Applied to all new development and additions – Rate per sq. ft.	\$0.86/sq.ft.
Commercial/Industrial	Applied to all new development and additions – Rate per sq. ft.	\$0.23/sq.ft.

AT HUNTINGTON BEACH 3.8



FEES: The chart below may be used to estimate the cost of construction fees based on the project valuation but does not include fees required for other departments and trades. Note that the fees calculated are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees will be determined when an application is submitted.

Project valuation	Bldg. Plan ⁽⁴⁾ Review Fee	Planning ⁽⁴⁾ Review Fee	Inspection Fee	Processing ⁽⁴⁾ Fee	Sub-Total
\$5,000.00	\$84	\$78	\$110	\$29	\$301
\$10,000.00	\$127	\$117	\$166	\$29	\$439
\$20,000.00	\$212	\$195	\$279	\$29	\$715
\$30,000.00	\$286	\$263	\$376	\$29	\$954
\$40,000.00	\$348	\$320	\$457	\$29	\$1,154
\$50,000.00	\$409	\$377	\$538	\$29	\$1,353
\$60,000.00	\$452	\$416	\$594	\$29	\$1,491
\$70,000.00	\$495	\$456	\$650	\$29	\$1,630
\$80,000.00	\$537	\$495	\$706	\$29	\$1,767
\$90,000.00	\$580	\$534	\$762	\$29	\$1,905
\$100,000.00	\$623	\$574	\$819	\$29	\$2,045
\$110,000.00	\$657	\$605	\$863	\$29	\$2,154
\$120,000.00	\$691	\$636	\$908	\$29	\$2,264
\$130,000.00	\$725	\$668	\$953	\$29	\$2,375
\$140,000.00	\$759	\$699	\$998	\$29	\$2,485
\$150,000.00	\$793	\$730	\$1,043	\$29	\$2,595
\$160,000.00	\$827	\$762	\$1,087	\$29	\$2,705
\$170,000.00	\$861	\$793	\$1,132	\$29	\$2,815
\$180,000.00	\$895	\$824	\$1,177	\$29	\$2,925
\$190,000.00	\$929	\$856	\$1,222	\$29	\$3,036
\$200,000.00	\$963	\$887	\$1,267	\$29	\$3,146
\$250,000.00	\$1,133	\$1,044	\$1,491	\$29	\$3,697
\$300,000.00	\$1,304	\$1,201	\$1,715	\$29	\$4,249
\$350,000.00	\$1,474	\$1,357	\$1,939	\$29	\$4,799
\$400,000.00	\$1,644	\$1,514	\$2,163	\$29	\$5,350
\$450,000.00	\$1,814	\$1,671	\$2,387	\$29	\$5,901
\$500,000.00	\$1,984	\$1,828	\$2,611	\$29	\$6,452
\$550,000.00	\$2,129	\$1,961	\$2,801	\$29	\$6,920
\$600,000.00	\$2,274	\$2,095	\$2,992	\$29	\$7,390
\$650,000.00	\$2,419	\$2,228	\$3,182	\$29	\$7,858
\$700,000.00	\$2,564	\$2,361	\$3,373	\$29	\$8,327
\$750,000.00	\$2,708	\$2,495	\$3,563	\$29	\$8,795
\$800,000.00	\$2,853	\$2,628	\$3,754	\$29	\$9,264
\$850,000.00	\$2,998	\$2,761	\$3,944	\$29	\$9,732
\$900,000.00	\$3,143	\$2,895	\$4,135	\$29	\$10,202
\$950,000.00	\$3,288	\$3,028	\$4,325	\$29	\$10,670
\$1,000,000.00	\$3,432	\$3,161	\$4,516	\$29	\$11,138
\$1,250,000.00	\$3,988	\$3,673	\$5,247	\$29	\$12,937
\$1,500,000.00	\$4,545	\$4,186	\$5,979	\$29	\$14,739

\$1,750,000.00	\$5,101	\$4,699	\$6,712	\$29	\$16,541
\$2,000,000.00	\$5,658	\$5,211	\$7,444	\$29	\$18,342

NOTE:

1. Fees are effective dated 1/20/2006. For latest fees obtain the "**Building Permit Fee**" schedule.
2. A 4.1% Automation Fee will be added to all fees listed pursuant to Resolution 2005-75.
3. See attached handout for additional fees such as Library Development, Park Development, etc
4. These fees are payable at plan submittal.
5. Additional fees for Mechanical, Plumbing, Electrical, Fire, PW, Sanitation may apply.

Arabe, Jill

From: Small, Ken
Sent: Wednesday, May 28, 2008 1:54 PM
To: Arabe, Jill
Subject: RE: 10081 Adams - Recycling Center - PD's opinion

Hi Jill...

Our position is that the presence of a recycling center will add to an increase in the number of homeless and transient people who visit and loiter at the shopping center. The one next to the Albertson's at the Newland Center is a good example. The owners of the center and customers complain about the panhandlers and homeless who loiter at the center. Many are brought there by the presence of the recycling center. Some live or spend the day at Bartlett Park. At Adams and Brookhurst, the situation is the same. We get many complaints about homeless people and panhandlers in the area. Most stay in the area of the Santa Ana River Trail. I am not specifically aware of calls directly related to the recycling centers, but we do get calls and complaints about the homeless people and panhandlers in the area. Having said that, I do understand that recycling centers are a necessary part of our community. I would just make sure that the center owners have a good understanding that the recycling center may have an adverse impact on the businesses in the center if they lose customers who don't want to be confronted by panhandlers and homeless people. Hope that helps.

Ken Small

From: Arabe, Jill
Sent: Wednesday, May 28, 2008 11:16 AM
To: Small, Ken
Subject: 10081 Adams - Recycling Center - PD's opinion

Chief Small –

I have received several letters regarding a proposed recycling center at the northeast corner of Brookhurst and Adams – Beachmont Plaza. The proposed location will be behind the buildings, specifically at the northeast portion of the site.

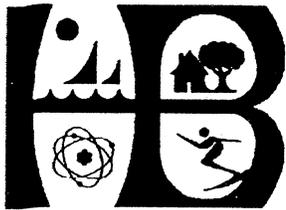
Although the plans were not initially routed to PD, I wanted to clarify what the Police Department's position is for the proposed use? Several of the letters have referenced PD calls in relation to existing recycling centers.

If possible, please respond.

Jill Ann Arabe
Planning Aide
City of Huntington Beach
(E) jarabe@surfcity-hb.org
(P) 714.374.5357

5/28/2008

ATTACHMENT NO. 4



**OFFICE of the ZONING ADMINISTRATOR
CITY OF HUNTINGTON BEACH • CALIFORNIA**

~~~~~  
P.O. BOX 190

CALIFORNIA 92648

(714) 536-5271

**NOTICE OF ACTION**

June 5, 2008

Enrique Vazquez  
Sloan Vazquez, LLC  
1231 East Dyer Road, Suite 225  
Santa Ana, CA 92705

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER – CONTINUED FROM MAY 28, 2008 MEETING)**

**APPLICANT:** Enrique Vazquez, Sloan Vazquez, LLC

**REQUEST:** To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.

**PROPERTY OWNER:** Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806

**LOCATION:** 10081 Adams Avenue, 92646 (northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)

**PROJECT PLANNER:** Jill Arabe

**DATE OF ACTION:** June 4, 2008

On Wednesday, June 4, 2008, the Huntington Beach Zoning Administrator took action on your application, and your application was **denied**. Attached to this letter are the findings for denial.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty-Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner

appealing the decision on his own property and One Thousand Five Hundred Sixty-Nine Dollars (\$1569.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is June 16, 2008.

If you have any questions regarding this Notice of Action letter or the processing of your application, please contact Jill Arabe, the project planner, at (714) 374-5357/[JARabe@surfcity-hb.org](mailto:JARabe@surfcity-hb.org) or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,



Ricky Ramos  
Zoning Administrator  
RR:JA:lw  
Attachment

- c:      Honorable Mayor and City Council  
         Chair and Planning Commission  
         Paul Emery, Interim City Administrator  
         Scott Hess, Director of Planning  
         William H. Reardon, Division Chief/Fire Marshal  
         Herb Fauland, Planning Manager  
         Terri Elliott, Principal Civil Engineer  
         Gerald Caraig, Permit-Plan Check Manager  
         Western Realty, Property Owner  
         Project File

**ATTACHMENT NO. 1**

**FINDINGS FOR DENIAL**

**CONDITIONAL USE PERMIT NO. 2007-047**

**FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 2007-047:**

1. Conditional Use Permit No. 2007-047 for the establishment, maintenance and operation of a portable beverage-recycling center as an accessory use within an existing commercial shopping center will be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The portable recycling center is proposed to be located at the northeast corner of the subject site behind the existing commercial buildings. The facility will increase operational and traffic-generated noise along the rear of the existing buildings during normal business hours of operation. The location of the proposed facility is approximately 100 feet from the adjacent residential district to the north and east of the subject site. The adjacent residential uses are not sufficiently buffered from potential noise impacts resulting from customer drop-off of recyclable materials and normal operation of the facility. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
2. The conditional use permit will not be compatible with surrounding uses because the proposed use is an outdoor commercial facility within close proximity of residential uses. The recycling operations will occur and be oriented away from street frontages, which is inconsistent with the existing uses in the shopping center. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
3. The granting of the conditional use permit will adversely affect the General Plan. It is not consistent with the following goals and policies of the General Plan:
  - LU 10.1.6 Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.
  - N 1.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses.
  - N 1.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

The proposed recycling facility will not protect the abutting residential properties from potential noise impacts. The use will generate more vehicular and pedestrian traffic closer to residential properties. The operation of the recycling facility and pickup of storage containers will intensify the noise level. Other properties with similar recycling facilities provide operations in front of the building and away from residential properties.

# DRAFT

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MAY 28, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos, Zoning Administrator

**STAFF MEMBER:** Jill Arabe, Rami Talleh, Judy Demers (recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

**1. PETITION DOCUMENT: **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER – CONTINUED FROM THE APRIL 30, 2008 MEETING)****

APPLICANT: Enrique Vazquez, Sloan Vazquez, LLC

PROPERTY OWNER: Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806

REQUEST: To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.

LOCATION: 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)

PROJECT PLANNER: Jill Arabe

Jill Arabe, Planning Aide, displayed project plans and photographs and stated the purpose, location, zoning, and existing use of the subject site. Staff presented an overview of the proposed project and the suggested findings for denial as presented in the executive summary.

Ms. Arabe stated that she had received 7 phone calls, 27 citizen inquiries, and 24 letters opposing the project.

Ricky Ramos, Zoning Administrator, inquired if the Police Department had any input on the project.

Ms. Arabe, stated that she had attempted to make contact with the Police Department but had not yet received a response from them.

# DRAFT

## THE PUBLIC HEARING WAS OPENED.

Enrique Vazquez, applicant, spoke and stated that he read the letters received by staff and respected the concerns of the residents. He briefly discussed California recycling requirements. He distributed brochures to interested residents to allow them to have a clearer understanding of what the recycling facility would look like. He informed staff and the residents that he would be happy to address any questions.

Martha Cocking, 19891 Piccadilly Lane, commented that she was opposed to the project. Ms. Cocking stated that she has concerns regarding increases in traffic, noise, odor, scavenging and the transients.

Paul Haussler, 10178 Holburn Drive, spoke in opposition of the project. He explained that there is a gate on the perimeter wall between the Huntington Bay residential community and shopping center that would have to be secured. He believes the local transients may traverse through the residential community via the gate to access the proposed recycling facility. He stated that securing the gate may violate ADA requirements. He also mentioned that scavenging would likely become a problem.

John Saleman, 10138 Disney Circle, informed staff that he is against the project. His main concern is the scavenging and transients traversing through the adjacent communities.

Mary Washburn, 10210 Ascot Circle, requested that the Zoning Administrator deny the project. She attended the meeting to speak on her sisters behalf as well. Her sister resides on Disney Cir. and would be impacted by transients traversing through her neighborhood traffic which would undoubtedly lead to scavenging.

William Horan, 19831 Ramsgate Lane, spoke in opposition of the project. He stated that the impact on traffic is reason enough to deny the project.

John Riasanovsky, 10145 Disney Circle, commented that he is against the location of the proposed Recycling Center. He believes that the site of Stater Brothers supermarket may be a better location for the recycling facility. He concurs with the other speakers that there would be increases to traffic, noise, and the number of transients traversing through the adjacent residential communities.

The applicant, Mr. Vazquez, responded to the various remarks made by the residents. He wanted to assure them that he did understand there issues and concerns. He stated that existing recycling facilities have not impacted adjacent communities.

Mr. Ramos, and the applicant ensued in a discussion regarding the noise study that was performed.

## THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

# DRAFT

Mr. Ramos, stated that he will continue the item to obtain input from the Police Department. He also asked staff to research the gate that had been mentioned. He wanted clarification of the ADA requirements. He continued the item to the June 4, 2008 meeting.

**CONDITIONAL USE PERMIT NO. 2007-047 WAS CONTINUED TO THE JUNE 4, 2008 MEETING WITH THE PUBLIC HEARING CLOSE**

# DRAFT

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, JUNE 4, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Jill Arabe, Andrew Gonzales, Rami Talleh, Judy Demers  
(recording secretary)

**MINUTES:** **NONE**

**ORAL COMMUNICATION:** **NONE**

- 1. PETITION DOCUMENT:      **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER – CONTINUED FROM THE MAY 28, 2008 MEETING)****
- APPLICANT:** Robert Martinez, Sloan Vazquez, LLC
- PROPERTY OWNER:** Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806
- REQUEST:** To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.
- LOCATION:** 10081 Adams Avenue, 92646 (Northeast corner of Brookhurst St. and Adams Ave. – Beachmont Plaza)
- PROJECT PLANNER:** Jill Arabe

Ricky Ramos, Zoning Administrator, inquired if the information he requested at the May 28, 2008 meeting had been obtained.

Jill Arabe, Planning Aide, commented that she had made contact with the Police Department, as directed by the Zoning Administrator at the May 28, 2008, meeting. Ms. Arabe stated she was advised that the Police Department believed that the approval of the proposed recycling center may result in an increase in scavenging and transient traffic traversing through the residential community. Ms. Arabe also stated she received comments from the Building and Safety Department on the gate which had been discussed and was told that placing a lock on the gate was ADA compliant.

Ms. Arabe stated that she had received three phone calls since the May 28, 2008 meeting. All three calls were in opposition of the project. Two of the calls were from the same individual.

# DRAFT

## THE PUBLIC HEARING WAS OPENED.

Joe Sloan, the applicant's representative, described his position on the project. He stated that he believes there has been a negative misconception of the typical clientele that uses these types of facilities. He added that this project could be a positive benefit to the community.

Stacey Kraft, a resident of the community, spoke in opposition of the project. Ms. Kraft stated that unfortunately, there is a population of homeless individuals living close to the proposed project site. She remarked that prior to the new development of the location, there had been many problems with transients and expressed her concern that the number of transients living close by would increase with the addition of a recycling center. This would have a negative impact to the community which has many young families. Ms. Kraft also mentioned that the center is not necessary as there is currently a curbside recycling program in place.

John Riasanovsky, 10145 Disney Circle, commented that he is against the location of the proposed recycling center. He recently visited other recycling centers in the City of Huntington Beach. He presented photos of debris in the vicinity of the centers. He believes that the recycling center does not need to be at this location and should be moved.

Paul Haussler, 10178 Holburn Drive, mentioned that he researched AB 2020 governing recycling programs and believes his community is already located in a convenience zone and should be exempt from having a recycling center at the proposed location.

Bonnie Meakin, 10131 Disney Circle, spoke in opposition of the project. Ms. Meakin is concerned with increases to noise, transients, scavenging, and calls to the police.

## THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Mr. Ramos stated that he was going to deny the application based on the findings made by staff, as well as the comments made by the Police Department. He believes that the location is not the right one for the recycling center.

**CONDITIONAL USE PERMIT NO. 2007-047 WAS DENIED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS. THE ZONING ADMINISTRATOR STATED THAT THE ACTION CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

# DRAFT

## FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 2007-047:

1. Conditional Use Permit No. 2007-047 for the establishment, maintenance and operation of a portable beverage-recycling center as an accessory use within an existing commercial shopping center will be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The portable recycling center is proposed to be located at the northeast corner of the subject site behind the existing commercial buildings. The facility will increase operational and traffic-generated noise along the rear of the existing buildings during normal business hours of operation. The location of the proposed facility is approximately 100 feet from the adjacent residential district to the north and east of the subject site. The adjacent residential uses are not sufficiently buffered from potential noise impacts resulting from customer drop-off of recyclable materials and normal operation of the facility. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
2. The conditional use permit will not be compatible with surrounding uses because the proposed use is an outdoor commercial facility within close proximity of residential uses. The recycling operations will occur and be oriented away from street frontages, which is inconsistent with the existing uses in the shopping center. In addition, the facility also has the potential to create nuisance impacts to the surrounding area.
3. The granting of the conditional use permit will adversely affect the General Plan. It is not consistent with the following goals and policies of the General Plan:
  - LU 10.1.6      Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.
  - N 1.3            Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses.
  - N 1.4            Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

The proposed recycling facility will not protect the abutting residential properties from potential noise impacts. The use will generate more vehicular and pedestrian traffic closer to residential properties. The operation of the recycling facility and pickup of storage containers will intensify the noise level. Other properties with similar recycling facilities provide operations in front of the building and away from residential properties.

# DRAFT

## INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

# SloanVAZQUEZLLC

*Municipal Solid Waste & Recycling Advisors*

June 16, 2008

Ricky Ramos  
Zoning Administrator  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

City of Huntington Beach

JUN 16 2008

In re: CUP No. 07-047 for 10081 Adams Ave.

Mr. Ramos,

We are hereby appealing the decision by the Zoning Administrator to deny Tomra Pacific's application to establish a recycling center as an accessory use at 10081 Adams Avenue.

The ground for our appeal is that dispute the findings of the City.

The proposed operation is not incompatible with surrounding uses. The City code specifically allows for recycling centers to be permitted as an accessory use to a supermarket. There are hundreds of these types of "redemption" centers operated across the State of California located in the parking lots of supermarkets, including several in the City of Huntington Beach.

Contrary to the City's Notice of Action, the operation of the recycling facility will not intensify the noise level. At the City's direction, Tomra has prepared and submitted a noise study demonstrating that the operation will not increase noise.

Our experience in regards to traffic is that patrons of recycling centers are members of the community who come to the market to shop and on the same trip bring their recyclables to the redemption center. As a result, there is minimal additional traffic. In fact very often, the centers serve as trip reduction operations.

It is not an established standard that these types of operations are always in the front of the building, they are found anywhere in the parking lot where it is convenient for all parties; the grocery market, other retailers, and prospective customers.

A check for \$1,569.00 is enclosed.

If you have any questions regarding this matter, please feel free to contact me at (714) 241-7903.

Respectfully,



Enrique Vazquez  
Sloan Vazquez, LLC

**Arabe, Jill**

**From:** briedesel@socal.rr.com  
**Sent:** Wednesday, February 13, 2008 8:00 PM  
**To:** Arabe, Jill  
**Cc:** edkerins@netscape.net  
**Subject:** CUP 2007-047 ( Ralph's Recycling Center )

Jill;  
This note is being written to let you know that the Meredith Gardens Homeowners Association concurs with the Staff recommendation for denial of the proposed project, based upon your findings.

Bob Riedesel  
President, MGHA

2/14/2008

ATTACHMENT NO. 8.1

RECEIVED

APR 15 2008

City of Huntington Beach  
City Council Office

April 15, 2008

Councilman G. Coerper  
Huntington Beach City Hall  
2000 Main Street  
Huntington Beach, CA 92648

Hi, Gil.

I am writing to you on behalf of the Huntington Bay Homeowners Association (253 residences). We have a very scary problem that you might be able to help us solve.

Yes, I'm still working at the police department. I have discussed this with over 30 police officers and a few of the sergeants and Watch Commanders. We are all in agreement that our association could be in trouble. I also pulled up prior calls in the last two years at three other Ralphs recycling centers in our city and found 39 calls related to transients and the recycling centers. I printed these out and can show them to you.

Let me explain our problem:

We are located along the east side of Beachmont Plaza at Brookhurst and Adams (RD437) and adjacent to the new Ralph's shopping center there. We have been informed that a manned recycling center is being considered (they have already cancelled two city meetings, which we were primed to attend) and the **NEXT** meeting is to be held on April 30th at 1:30 P.M. at City Hall.

They want to put this recycling center in the northeast corner of the center. There is a parking lot there that can NOT be seen from either Brookhurst or Adams and can only be reached by an alley off of each of those streets, along with a walkway between the shops. The parking lot is behind the buildings and accesses the loading dock for Ralphs.

Beachmont Plaza built a high wall along the perimeter of our complex next to the alley off of Adams. They installed a pedestrian gate for the convenience of the residents of our complex to enter the shopping center. This gate is in the same area where they wish to install the recycling center. The gate does not have a lock (apparently, according to the management of the center, it would be against the law). The handle on this gate is broken off on a regular basis and nobody knows why.

This will put our complex right between the riverbed and the recycling center. As a retired police officer, you are probably way ahead of me here!!

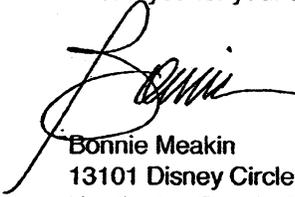
Once the recycling center is installed, the transients (many of whom use the river for their home when it's not raining), will find it within hours, since their main (and often only) source of income IS recycling. When they do, they will also discover the gate into the back or west side our complex. We have never had a problem with transients in our neighborhood, simply because it appears to have no exit, other than Piccadilly. They have really had no need to come in. But, when they see the gate, they will quickly figure out that our neighborhood would be a really **great** shortcut to the recycling center, as I'm sure you will agree.

ATTACHMENT NO. 8.2

In addition to the problems they can cause by wandering through our complex, each home has their own recycling bin from Rainbow Disposal (we do not use community dumpsters). I just know that on each Friday, when we put the recycling bins out, the transients will be going through them.

As a retired police officer, current councilman, and former mayor. will you help us? You'll certainly be a **HERO** to 253 constituents!!!

Thank you for your time

A handwritten signature in black ink, appearing to read 'Bonnie Meakin', with a large, stylized initial 'B'.

Bonnie Meakin  
13101 Disney Circle  
Huntington Beach, CA 92646  
Home Phone (714) 962-0565

~~Stacy Craft~~

~~10978 Disneyland Lane~~

Huntington Beach, CA 92646

April 16, 2008

*Name*  
*address*

Sandra Sperbeck  
10222 Disney Circle  
Huntington Beach CA 92646

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

RECEIVED  
APR 23 2008

*Cooper  
cc'd on  
letter to  
Scandura*

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

*Sandra Sperbeck, We would like to keep our complex as nice as it is, no problems, would you please reconsider. no transients, fighting, urination, defecate. no harm to our*

*Name* Sandra SPERBECK

ATTACHMENT NO 8.4

~~Stacy Craft~~

~~10878 Disneyland Lane~~

Huntington Beach, CA 92646

April 16, 2008

Name

Christa Moore

Address

19831 Margate Ln.

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Christa Moore

~~Stacy Craft~~

Name

ATTACHMENT NO. 8.5

~~Stacy Craft~~

~~10878 Diamond Hill Lane~~  
Huntington Beach, CA 92646

April 16, 2008

*Name*

Nicole Mann

*Address*

19831 Margate Lane.

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

*Nicole Mann*

~~Stacy Craft~~

*Name*

04/22/2008 09:51 #018 P.002/002

949 852 5909

ATTACHMENT NO. 8.6

From: MVA ARCHITECT

City of Huntington Beach

APR 17 2008

15 April 2008

City of Huntington Beach  
Planning Commission  
2000 Main Street  
Huntington Beach, California

Recycling Center

I live in the Huntington Bay condos on Adams Avenue, directly adjacent to the shopping center at Adams and Brookhurst and providing assistance for a disabled adult.

At the present time we have juveniles that come into our condos using the gate behind the shopping center and I am afraid that if a recycling center were to be placed behind the shopping center we would have the homeless and other strangers entering our complex.

I would request that you deny any request to place a recycling center at that location.

Thank you.

*Bonnie Davis*

Bonnie Davis  
19797 Margate Lane  
Huntington Beach, CA

ATTACHMENT NO. 8-7

City of Huntington Beach

APR 17 2008

April 15, 2008

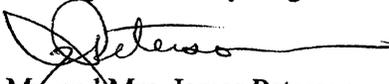
Planning and Zoning Commission  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA

Re: Request to establish Recycling Center

We recently became aware of a request to create a recycling center behind the shopping center at the north east corner of Brookhurst and Adams.

We own property at the Huntington Bay condominium complex adjacent to the proposed recycling center. We are very concerned that should this request be granted and a recycling center be created that it would draw, not only traffic and noise, it would also bring a criminal element into our complex. Unfortunately, there is an open gate from the back of the shopping center directly into our complex permitting easy access for the homeless and others.

We oppose the recycling at that location and urge your denial of the request.

  
Mr. and Mrs. James Peterson  
1791 Tanager Drive  
Costa Mesa, CA 92626

c: Mayor, City of Huntington Beach  
Huntington Bay Homeowners Association

ATTACHMENT NO. 8.8

**HUNTINGTON BAY**

10199 Holburn Drive  
Huntington Beach, CA 92646  
(714) 962-2951

April 16, 2008

Huntington Bay Residents

RECEIVED

APR 18 2008

City of Huntington Beach  
City Council Office

RE: Proposed Portable Recycling  
Center at Beachmont Plaza

Dear Fellow Residents:

There is a proposal to install a portable recycling center at the northeast corner of Beachmont Plaza. That would be adjacent to the gate accessing Huntington Bay. I had two immediate thoughts. First, it seems to be a duplication of recycling efforts we have with Rainbow Disposal. Secondly, recycling seems to be a good idea so perhaps it would be a good thing. However, after considering the facts associated with similar installations in Huntington Beach, it appears to be a really bad thing for Huntington Bay. Your Board of Directors urges you to write our City Council and Planning Commission to oppose installation of a portable recycling center at Beachmont Plaza.

There was a similar installation at Brookhurst and Hamilton. It became a magnet for transients who collect recyclables. This resulted in illegal activities including scavenging, fighting, public intoxication, public urination and defecation, and at least one murder. There are transients living along the Santa Ana River. If they learn of a recycling center at Beachmont Plaza, they will soon learn there is a gate to Huntington Bay enabling access through our complex. This could be a real problem and we do not want this in Huntington Bay.

Contacts and addresses are the following:

Councilman Gil Coerper  
City of Huntington Beach  
2000 Main Street, 4<sup>th</sup> Floor  
Huntington Beach, CA 92648  
Phone: 714-536-5553  
Fax: 714-536-5233

City of Huntington Beach  
Planning Department  
Commissioner John Scandura  
2000 Main Street  
Huntington Beach, CA 92648

Huntington Bay  
April 16, 2008  
Page 2

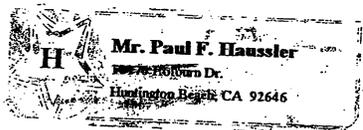
Let's remember Huntington Bay is a wonderful place to live and it is up to us to keep it that way.

Sincerely,



Paul Haussler,  
for the Board of Directors  
Huntington Bay Homeowners' Association

cc: Huntington Bay  
Councilman Gil Coerper ✓  
Commissioner John Scandura



ATTACHMENT NO. 8.10

Suzanne Matthews  
10142 Ascot Cr.  
Huntington Bch., Ca. 92646

April 19, 2008

Dear Councilman Coerper;

I am a 30 year resident of Huntington Bay, townhomes located directly behind the new Beachmont Plaza Shopping Center located at the corner of Brookhurst and Adams. I am writing to ask that you give serious consideration to denying the application to install a recycling center at the location of this shopping center.

For 5 years the old center was vacant. Since my unit adjoins the wall dividing our two complexes, I, along with my neighbors was subjected to the activities of homeless men that used the loading dock directly behind my unit as their home. They stored their belongings behind a dumpster on this dock; they urinated and defecated publicly, they fought, cursed, drank and generally made our lives miserable. The police would occasionally remove them, but they always returned.

If this recycling center is allowed to locate here, it will all happen again. We have no guard gates, no one to help us maintain the peace and safety that we have all worked so hard to maintain. I implore you to consider our peace of mind. With the new center, we have cleanliness again directly next to us. The one gate between our complexes is used as it is for some people to "cut through" going to Adams. If this center is allowed to be operated in this location, that gate will become a magnet for derelicts getting to the center to trade in their "finds". Break-ins and thefts can only follow.

Thank you for your consideration of this matter.

Sincerely,



Suzanne Matthews

Cc: Ross Cranmer

RECEIVED

APR 23 2008

City of Huntington Beach  
City Council Office

ATTACHMENT NO. 8.11

April 21, 2008

City of Huntington Beach

APR 22 2008

Mr. John Scandura, Planning Commissioner  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Re: Proposed Portable Recycling Center at Beachmont Plaza

Dear Commissioner Scandura:

We are longtime residents of Huntington Beach, and we are writing to express our concerns about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the northeast corner of Brookhurst & Adams.

We do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay, which is located directly behind Beachmont Shopping Center.

Also, we recently began a recycling program with Rainbow Disposal, which seems to be a duplication of your proposed reclamation plan.

Please consider the following:

- The proposed reclamation center is slated to be placed behind Ralphs, adjacent to an unlocked gate which leads directly into the community of Huntington Bay.
- Huntington Bay is also located very close to the Santa Ana River Bed, where numerous transients live beneath the riverbed overpass on Adams. We believe that locating the proposed reclamation facility at Beachmont Plaza, the transient population who use these reclamation sites for income will then use the gate into our community as a shortcut to the riverbed.
- Other shopping centers that host reclamation centers throughout Huntington Beach have experienced problems with scavenging, fighting, public intoxication, public urination and defecation, as well as one murder within the past year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We do not want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

4/22/08 - CC TO - PLANNING COMMISSION  
SCOTT HESS  
HERB FAULAND

ATTACHMENT NO. 8.12

Planning Commissioner John Scandura  
City of Huntington Beach  
Page Two

We have several two-story homes which have windows overlooking the lot behind  
Ralphs.

These are not tradeoffs that we are willing to make!!

We look forward to your response.

Sincerely,

Anne Coble and Jeff Carrel  
10216 Holburn Drive  
Huntington Beach, CA 92646  
(714) 968-7410

ATTACHMENT NO. 8.13

~~Stacy Craft~~

~~10878 Disneyland Lane~~

Huntington Beach, CA 92646

April 16, 2008

Name **RON BORGHETTI**  
address **10208 DISNEY CR.**

"Huntington Bay"

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

City of Huntington Beach

APR 23 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

**ALREADY Recycling BINS @ RALPH'S BKAST. ALSO ON MAUNLOA AVE.**  
Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

**P.S. MANY RETIRES IN THIS COMPLEX  
NAP/REST IN DAYLIGHT HRS.  
NOISE POLLUTIONS ARE ALSO A FACTOR**

~~Stacy Craft~~

Name **RON BORGHETTI**

*Yours Truly*  
  
4/21/08

Dorothy Washburn  
10236 Ascot Cir.  
Huntington Beach, CA 92646  
April 16, 2008

City of Huntington Beach

APR 23 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

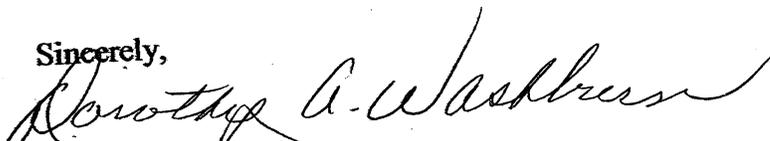
I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
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- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,



ATTACHMENT NO. 8.15

FLOYD D. WASHBURN  
10236 ASCOT CIRCLE  
Huntington Beach, CA 92646  
April 16, 2008

City of Huntington Beach

APR 23 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Floyd D. Washburn

ATTACHMENT NO. 8.16

Mrs. Sherry Washburn  
10202 ASCOTUR  
Huntington Beach, CA 92646  
April 16, 2008

City of Huntington Beach

APR 23 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Sherry Washburn  
*Sherry Washburn*

ATTACHMENT NO. 8.17

~~Stacy Craft~~  
~~10878 Pineville Lane~~  
Huntington Beach, CA 92646  
April 16, 2008

Name: Jonathan and Nino Sanders  
Address: 19817 Margate Ln.  
Huntington Beach, CA 92646  
April 22, 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

City of Huntington Beach

APR 23 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
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- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation; and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Jonathan and Nino Sanders

4/24/08

CL 70 - (7) PLANNING COMMISSIONERS

SCOTT HESS  
HERB FAULAND

ATTACHMENT NO. 818  
LINDA WING  
JILL ARABE

~~Stacy Craft~~

Name

City of Huntington Beach

APR 24 2008

Lorothy Van Wyk  
10203 Halburn Dr  
Huntington Beach  
92646

April 23, 2008

Hear Commissioner Scandura:  
I live in a beautiful Condominium  
Complex on Adams next to Ralphs  
corner and behind the gate area  
that I use to daily go shopping.

Early evening there are many  
transits and public groups who  
are noisy and intoxicated. These  
groups would be larger, noisier  
and would result in a bigger  
mess if we need to have a  
recycling center so close to our  
homes.

Please reconsider and  
move the problems farther  
away from Huntington Bay

Sincerely

Lorothy Van Wyk

ATTACHMENT NO. 8.19

Jami Rogers  
10145 Ascot Circle  
Huntington Beach, CA 92646

City of Huntington Beach

APR 24 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a resident of our city and I am writing to express my concern about the recent discussion and the pending decision to permit a portable reclamation center at the Beachmont plaza at the northeast corner of Brookhurst and Adams.

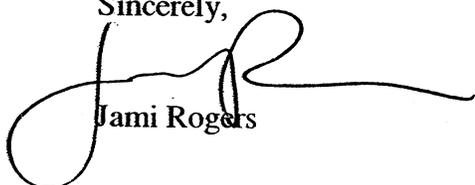
I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Please consider:

1. The proposed reclamation center is slated to be place behind the Ralph's grocery store –adjacent to an unlocked gate that leads directly into the community of Huntington Bay
2. Huntington Bay is situated directly behind the Beachmont plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. I believe that by locating the proposed reclamation facility at the Beachmont plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut from the river bed to the facility.
3. Other shopping centers that host reclamation facilities throughout the City of HB have had problems with scavenging, fighting, public intoxication, public urination, and defecation, and one murder within the last year.
4. Huntington Bay is a quiet community of 253 families. The community offer many amenities that appeal to families with young children. Please do not put our children in danger!

Thank you for your attention and I look forward to your response.

Sincerely,

  
Jami Rogers

ATTACHMENT NO. 8.20

Adam Rogers  
10145 Ascot Circle  
Huntington Beach, CA 92646

City of Huntington Beach

APR 24 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a resident of our city and I am writing to express my concern about the recent discussion and the pending decision to permit a portable reclamation center at the Beachmont plaza at the northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Please consider:

1. The proposed reclamation center is slated to be place behind the Ralph's grocery store –adjacent to an unlocked gate that leads directly into the community of Huntington Bay
2. Huntington Bay is situated directly behind the Beachmont plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. I believe that by locating the proposed reclamation facility at the Beachmont plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut from the river bed to the facility.
3. Other shopping centers that host reclamation facilities throughout the City of HB have had problems with scavenging, fighting, public intoxication, public urination, and defecation, and one murder within the last year.
4. Huntington Bay is a quiet community of 253 families. The community offer many amenities that appeal to families with young children. Please do not put our children in danger!

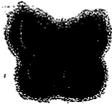
Thank you for your attention and I look forward to your response.

Sincerely,



Adam Rogers

ATTACHMENT NO. 8.21



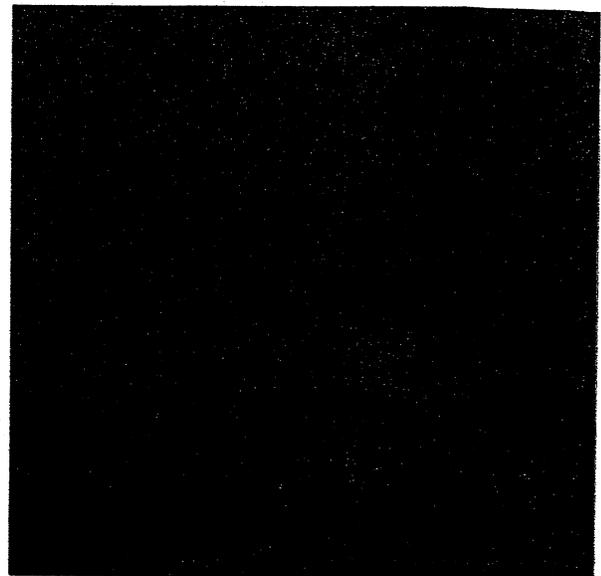
Aaron Barrett  
10132 Hull Dr.  
Huntingtn Bch, CA 92646

April 16, 2008

City of Huntington Beach

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

APR 24 2008



Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Aaron Barrett

ATTACHMENT NO. 8.22

~~Stacy Craft~~

~~10878 Dicochill Lane~~

Huntington Beach, CA 92646

April 16, 2008

Name *Starlyn A. Frischmuth*

address *10130 Hull Dr.*

*Huntington Beach*

*92646*

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

City of Huntington Beach

APR 24 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

*Starlyn A. Frischmuth*

~~Stacy Craft~~

Name

ATTACHMENT NO. 8.23

City of Huntington Beach

APR 24 2008

April 25, 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Mr. Scandura,

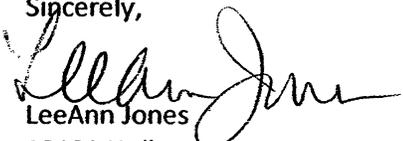
I have been a resident of Huntington Bay Townhomes near Brookhurst & Adams for 24 years. I am extremely concerned about the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the northeast corner of Brookhurst & Adams.

Huntington Bay is directly behind the Beachmont center. It's my understanding that the proposed reclamation facility would be located in the center behind Ralph's adjacent to an unlocked gate that leads directly into the Huntington Bay complex. Since we are in close proximity to the Santa Ana riverbed at Adams where transients have been seen living beneath the Adams overpass of the riverbed, the transients that use these reclamation sites for income will use the gate into our community as a short cut.

Other shopping centers that host reclamation facilities throughout Huntington Beach have had problems with scavenging, fighting, public intoxication and urination or worse. This would be a threat to the quiet community of Huntington Bay and the safety of our families.

I am completely opposed to placing the reclamation center at the Beachmont Shopping Center and ask that you would do what you can to defeat this proposal. Thank you.

Sincerely,



LeeAnn Jones  
10181 Holburn Dr.  
Huntington Beach, CA 92646

4/24  
cc'd TO PC  
SH  
HF  
JA

4/23/08

DEAR COMMISSIONER SCANDURA

I'VE BEEN A RESIDENT OF HUNT BEACH FOR 36 YRS AND I'M CONCERNED ABOUT THE PROPOSED PORTABLE RECLAMATION CENTER IN BEACHMOUNT SHOPPING CENTER AT THE NORTHEAST CORNER OF BROOKHURST AND ADAHS. THE ABOVE SITE IS TO BE LOCATED BEHIND THE RALPH'S ADJACENT TO AN UNLOCKED GATE THAT LEADS INTO MY COMMUNITY OF HUNTINGTON BAY. WE ARE ALSO LOCATED CLOSE TO THE SANTA ANA RIVERBED WHERE THERE ARE NUMEROUS TRANSIENTS. WE BELIEVE THE PROPOSED SITE WOULD INCREASE THE TRANSIENT POPULATION AS THEY WOULD USE THIS SITE FOR INCOME AND USE THE GATE AS A SHORT CUT BACK TO THE RIVERBED

City of Huntington Beach

APR 25 2008

OTHER CENTERS IN THE CITY HAVE HOSTED THESE SITES WITH MANY PROBLEMS. THERE HAS BEEN SCAVENGING, FIGHTING, PUBLIC INTOXICATION, PUBLIC URINATION, DEFECATION AND ONE MURDER IN THE PAST YEAR. HUNTINGTON 1324 IS A COMMUNITY OF 253 FAMILIES SOME WITH SMALL CHILDREN. THE INCREASE IN TRANSIENTS THAT THIS PROPOSED SITE WOULD BRING IS NOT WORTH THE TRADE OFF. A NUMBER OF YEARS AGO THE CITY REQUESTED THAT ITS RESIDENTS CONFINE THEIR SHOPPING TO WITHIN CITY LIMITS SO THE CITY COULD REAP THE TAX BENEFITS. I HAVE MADE A CONCEPTED EFFORT TO ADHERE TO THAT REQUEST. I AM NOW DESIRING YOUR HELP IN SOMETHING THAT IS OF EQUAL IMPORTANCE TO ME.

ANY QUESTIONS OR COMMENTS  
CALL ME AT 714-333-7584  
OR WRITE TO

MICHAEL MELOTT  
10109 HOLBURN DR.  
HUNT BEACH 92646

THANK YOU

Michael Melott

Clara Parker  
10176 Ascot Circle  
Huntington Beach CA 92646  
April 23, 2008

City of Huntington Beach

APR 28 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St, Huntington Beach CA 92648

Dear Commissioner Scandura

I am a long time of our City, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont shopping center at the north east corner of Brookhurst and Adams, I do not believe the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay

- Consider: The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay
- Huntington Bay is situated directly behind

ATTACHMENT NO. 8.28

behind the Beachmont Plaza, This Community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the river bed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed

- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have problems with scavenging, fighting, public intoxication, public urination and defecation and one murder within the last year

- Huntington Bay is a quiet Community of 253 families, we offer many amenities that appeal to families with young children, we don't want those amenities to be offered to a transient population, we firmly believe that it would bring harm to our wonderful Community.

Are these tradeoffs ones that we really want to make? I look forward to your response. Sincerely,  
Dana Parks

39818983733

LOIS L DAVIS  
19877 PICCADILLY LN  
HUNTINGTN BCH, CA 92646-4340

April 16, 2008

City of Huntington Beach

APR 30 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,



ATTACHMENT NO. 8.30

City of Huntington Beach

APR 30 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

April 28, 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
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- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Huntington Bay Resident  
R. Bacon  
10219 Halburn Dr.  
Huntington Beach, Calif. 92646

ATTACHMENT NO. 8.31

Vito Grossano  
10219 Ascot Circle  
Huntington Beach, CA 92646-4339  
April 28, 2007

City of Huntington Beach

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, Ca 92648

APR 30 2008

Dear Commissioner Scandura,

Being a long time resident of our city, I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at northeast corner of Adams and Brookhurst.

I firmly disbelieve that the benefits of offering a close reclamation center compare favorably to the high risk of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

To be seriously considered:

- 1) The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an UNLOCKED gate that leads directly into the community of Huntington Bay.
- 2) Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to Santa Ana River Bed, where there are numerous transient that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation center facility at the Beachmont Plaza the transient population that uses these sites for income will then use the gate into our community as short cut to the river bed.
- 3) Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- 4) Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to transient population. We firmly believe that it would bring harm to our community.

Are these tradeoffs ones that we really want to make? I look forward to you response

Sincerely

Vito Grossano



cc: Councilman Gil Coerper

ATTACHMENT NO. 8.32

CHARLES D. FLETCHER  
10119 HOLBURN DRIVE  
HUNTINGTON BEACH, CA. 92646  
APRIL 28, 2008

City of Huntington Beach

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

APR 29 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

*Charles D. Fletcher*



ATTACHMENT NO. 8.33

Stacy Craft  
19878 Piccadilly Lane  
Huntington Beach, CA 92646  
April 16, 2008

City of Huntington Beach

APR 28 2008

Mr. Tom Livengood  
Planning Chairperson  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

Dear Chairperson Livengood:

I am a long-time resident of our city, and I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the river bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
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Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,



Stacy Craft

ATTACHMENT NO. 8.34

Jeannine Reyburn  
10211 Disney Circle  
Huntington Beach, CA 92646

City of Huntington Beach

April 25, 2008

APR 28 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I have lived in Orange County all my life and in Huntington Bay since 1990. I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the northeast corner of Brookhurst and Adams.

I am a 67-year-old woman who does not drive and I use the Beachmont Shopping Center frequently. I often use the unlocked gate that leads directly into our housing complex.

Other shopping centers that host reclamation facilities throughout the city of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.

We are located very close to the Santa Ana riverbed. There are numerous transients who live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population who use these sites for income will then use the gate into Huntington Bay as a shortcut to the riverbed. I believe that this reclamation center would be a detriment to our community.

Thank you for your thoughtful consideration of this matter.



Jeannine Reyburn

ATTACHMENT NO. 8:35

Virginia Towne  
10154 Disney circle  
Huntington Beach, CA 92646  
April 26, 2008

City of Huntington Beach

APR 28 2008

Dear Mr. John Scandura:  
Planning Commissioner  
City of Huntington Beach  
Huntington Beach, CA 92648

I am a long-time resident of our city, and I am writing to express my FEARS about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

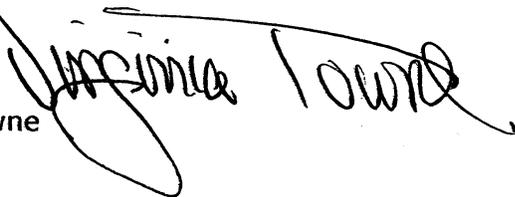
Consider:

- The proposed reclamation center is slated to be placed behind Ralph's store adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Huntington Bay is situated DIRECTLY behind the Beachmont Plaza. This community is also located VERY CLOSE to the Santa Ana River bed.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.
- Huntington Bay is a QUIET community of 253 families. We offer many amenities that appeal to families with YOUNG CHILDREN. There are many single SENIORS who feel reasonably SECURE to reside in Huntington Bay. We do not want those amenities to be offered to a TRANSIENT population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

Virginia Towne



ATTACHMENT NO. 8.36

Sharon Reyburn  
10211 Disney Circle  
Huntington Beach, CA 92646

City of Huntington Beach

APR 28 2008

April 25, 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

Dear Commissioner Scandura:

I have lived in Orange County all my life and in Huntington Bay since 1996. I am writing to express my concern about recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the northeast corner of Brookhurst and Adams.

Other shopping centers that host reclamation facilities throughout the city of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.

We are located very close to the Santa Ana riverbed. There are numerous transients who live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population who use these sites for income will then use the gate into Huntington Bay as a shortcut to the riverbed. I believe that this reclamation center would be a detriment to our community.

Thank you for your thoughtful consideration of this matter.

  
Sharon Reyburn

ATTACHMENT NO. 8.37

Jacob Swartley and Kim Stitham  
19801 Margate Lane  
Huntington Beach, CA 92646

April 25, 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA

City of Huntington Beach

APR 28 2008

Dear Commissioner Scandura:

We are 5-year residents of our city and we are writing to express our concern about the recent discussion and the pending decision to permit a portable reclamation center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

We do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

- Huntington Bay is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility at the Beachmont Plaza, the transient population that uses these sites for income will then use the gate into our community as a short cut to the riverbed.
- The proposed reclamation center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads directly into the community of Huntington Bay.
- Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation and one murder within the last year.
- Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We don't want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,



Jacob Swartley and Kim Stitham



April 22, 2008

APR 28 2008

I am a resident of Huntington bay community, and I am writing to express my concern about recent discussion and the pending decision to permit a PORTABLE RECLAMATION CENTER at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close reclamation center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

\*The proposed reclamation center is slated to be placed behind the RALPH'S adjacent to an unlocked gate that leads directly into the community of Huntington Bay.

\*Our Community is situated directly behind the Beachmont Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation facility, the transient population that use these sites for income will then use the gate into our community as a short cut to the river bed.

\*Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with **scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.**

\*Huntington Bay is a quiet community of 253 families. We offer many amenities that appeal to families with young children. We do not want those amenities to be offered to a transient population. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? I look forward to your response.

Sincerely,

*Monzo Family*  
10228 Disney Cir  
Huntington Beach  
CA, 92646

ATTACHMENT NO. 8.39

Gustavo Cozza  
10214 Ascot circle  
Huntington Beach, CA 92646

April 22, 2008

Mr. John Scandura  
Planning Commissioner  
City of Huntington Beach  
2000 Main St.  
Huntington Beach, CA 92648

City of Huntington Beach

APR 28 2008

Dear Commissioner Scandura:

I am a long-time resident of our city, and I'm writing to express my concern about recent discussion and the pending decision to permit a portable recycling center at the Beachmont Shopping Center at the Northeast corner of Brookhurst and Adams.

I do not believe that the benefits of offering a close recycling center compare favorably to the risks of illegal activities that the reclamation center will bring for the residents of Huntington Bay.

Consider:

\* The proposed recycling center is slated to be placed behind the Ralph's adjacent to an unlocked gate that leads into the community of Huntington Bay.

\*Huntington Bay is situated directly behind the Beachmond Plaza. This community is also located very close to the Santa Ana River Bed. There are numerous transients that live beneath the overpass of the riverbed at Adams. We believe that by locating the proposed reclamation center at the Beachmond Plaza, the transient population that uses these sites for income will then use this gate into our community as a short cut to the river bed.

\*Other shopping centers that host reclamation facilities throughout the City of Huntington Beach have had problems with scavenging, fighting, public intoxication, public urination and defecation, and one murder within the last year.

\*Consider also the smell from empty cans, and the noises from glass bottles and aluminum cans.

\* Huntington Bay is a quiet community of 253 families. We enjoy the place where we live which is clean and secure. And we don't want these transient population to ruin it. We firmly believe that it would bring harm to our wonderful community.

Are these tradeoffs ones that we really want to make? We look forward to your response.

Sincerely,

Gustavo Cozza

ATTACHMENT NO. 8.40